



Clark County Building Regulations

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REGULATIONS FOR PLACEMENT OF MANUFACTURED HOUSING

SECTION A: ZONING

1. Clark County: Bethel, Green, Harmony, Moorefield, and Madison Townships.

Section 135: Regulations for factory - built housing in districts other than the residential manufactured home park district. (R-MHP)

With Zoning application, manufactured home plans shall be submitted for review and shall comply with the following:

- 1) The structure shall be installed upon and properly attached to a foundation that is in compliance with the Clark County Building Code.
- 2) All hitches, axles, wheels, and conveyance mechanisms shall be removed from the structure.
- 3) The siting of the structure shall comply with all other requirements in effect for the district for which it is proposed.
- 4) Single - wide manufactured units are not permitted.
- 5) Aesthetic and compatibility requirements:
 - a) Roof Pitch: the structure shall have a minimum 3:12 residential roof pitch, and a minimum 6 - inch eave overhang including guttering.
 - b) Exterior siding: the structure shall have conventional residential type siding.
 - c) The structure was manufactured after January 1, 1995.
 - d) The structure, excluding any additions, has a width of at least 22 - feet, and a length of at least 22 - feet, and a minimum living area, excluding garages, porches, or other attachments, of at least 900 square feet.

2. Other Townships/ municipal jurisdictions: zoning certificates must be secured from the respective authority having jurisdiction.

SECTION B: OTHER AGENCIES.

- 1) Building Notice: (title conversion) Auditor's Office, A.B. Graham Memorial Building, (real estate dept.), corner of Limestone and Columbia Street. 328-2419.
- 2) Plumbing Approval: Health Department, 529 East Home Road, 390-5611.

SECTION C: BUILDING PERMIT

1. **APPLICABILITY.** These provisions shall be applicable only to a manufactured home (converted to real estate) used as a single dwelling unit installed on privately owned (nonrental) lots and shall apply to the following:

- 1) Construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit. (Manufactured after 1/1/95)
- 2) Construction, installation, addition, alteration, repair or maintenance of the building service equipment.
- 3) Alterations, additions or repairs to new and existing manufactured homes.

2. **APPLICATION FOR PERMIT.** To obtain a manufactured home installation permit, the applicant shall complete the "building permit application" form, provide the "zoning approval certificate", provide the "building notice" (title conversion) from the Auditor's Office, and provide the respective approvals for water, sewerage, and plumbing.

3. **PLANS AND SPECIFICATIONS.** Two sets of the installation manual as provided from the manufacturer. These manuals shall be marked (highlighted) showing the actual foundation, pier, spacing, and tie-down methods to be used. Unless a soils test is provided, the assumed bearing shall be 2000 psf. **NOTE:** Any foundation design or tie-down method other than provided within the manufacturers' installation manual shall be designed by an approved professional. (P.E.)

4. **CONFORMANCE WITH BUILDING CODE.** The installation and construction of work not included within the manufactured home shall conform to the building code. Items listed below shall be included by plan, diagram or other data:

- 1) Minimum depth of foundation system shall be 30". (frost line)
- 2) Crawlspace ventilation.
- 3) Crawlspace access with door well.(accessible for maintenance and inspection)
- 4) Clothes dryer shall be vented to exterior.
- 5) Final grade and backfill shall prevent any water from accumulating under the manufactured unit or otherwise effecting the foundation system.
- 6) Additions to manufactured unit such as attached garages, decks or porches.

5. **INSPECTIONS.** 24 hour notice is required to schedule an inspection, and verification must be made on the day of the scheduled inspection. (8:00 to 8:45 am) All work to be exposed and accessible for inspection purposes.

- 1) Footing inspection: after excavations are completed, any reinforcing steel in place, the grade stakes in place, and forms ready.
- 2) Foundation inspection:(before unit is set) after foundation and piers are completed, any reinforcing steel in place, anchorage system installed, drainage, and water-proofing completed.
- 3) Final building inspection: unit anchored to foundation, crawl space ventilation and access door completed, basement stairway installed, and rough grade completed. (Includes steps and structural additions)
- 4) Final electrical inspection: including grounding and bonding.
- 5) Final plumbing inspection: including water test where applicable.
- 6) Certificate of Occupancy / title conversion issued. (Required prior to occupying)

NOTE: All respective inspections and approvals are external and no approval is hereby stated or implied for the manufactured unit itself.

SECTION D: EXISTING MANUFACTURED HOMES

1. **APPLICABILITY.** These provisions shall be applicable only to manufactured homes constructed after January 1, 1995, used as a single family unit installed on privately owned lots and shall apply to the following:

- 1) Foundation and anchorage shall have been installed per Section C. All work to be exposed and accessible for inspection, including excavations to determine foundation depth.
- 2) Wiring shall have been installed in a safe condition, including grounding and bonding.
- 3) Additions shall have been constructed in accordance with the building code and shall be structurally independent of the manufactured unit.

NOTE: For manufactured units constructed prior to January 1, 1995, see plans examiner.

2. **APPLICATION FOR PERMIT.** To obtain an existing manufactured home permit, the applicant shall complete the "building permit application" form and secure a special inspection permit. (\$45.00)

3. **PRELIMINARY INSPECTION.** Provide access for the foundation inspection, including excavations, and request the inspection. (24 hour notice and verification)

4. **APPROVAL OF APPLICATION FOR PERMIT.** After the building inspection confirms compliance of existing foundation and anchorage, the applicant shall perform the following:

- 1) Provide Zoning approval. (Certificate)
- 2) Provide title conversion form from Auditor.
- 3) Pay fee for building permit.
- 4) Secure electrical permit.

5. **FINAL INSPECTIONS.** After the electrical has been inspected and approved and any changes completed as determined from the preliminary building inspection, the certificate of occupancy and conversion form shall be processed.

SECTION E: GENERAL

1. Additions, such as decks, porches, and garages shall be structurally independent. (Or design must be submitted by a professional)

2. Habitable basements shall be provided with drainage, sump pit and waterproofing.

3. Permits shall expire 1 - year from issuance.

4. Additions to existing manufactured units will not be approved unless the unit is converted to real estate.

5. Crawl space access shall be minimum: 18" X 24" and accessible with a door well of adequate size to permit inspection, maintenance and service.

6. Crawl space may require the placement of 6 mil polyethylene if moisture is present.

7. Grading shall be provided as to prevent any water from accumulating under home or adversely affect the foundation system.

8. Manufactured ground anchors shall be installed in concrete unless soils test are provided verifying the soil strength, bearing capacity, compressibility and expansiveness.